

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावलतील नियमामध्ये कलम  
३७(२) अन्वये करावयाच्या फेरबदलाबाबतची अधिसूचना.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
शासन अधिसूचना क्रमांक: टिपीबी-४३०९/५५१/प्र.क्र. ३७/२००९/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : २ मार्च, २००९.

शासन निर्णयः- सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

३७८  
( अभिराज गिरकर )  
अवर सचिव, महाराष्ट्र शासन.

प्रति,

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिद्ध करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यांत याव्यात.)

क्रक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्षन ३७ फाईल.

**Maharashtra Regional & Town  
Planning Act, 1966.**

- **Sanction to modification to DCR  
for Gr. Mumbai 1991 to  
Regulation regarding additional  
FSI for religious buildings.**

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
**Mantralaya, Mumabi 400 032.**  
**Dated 2<sup>nd</sup> March, 2009.**

**NOTIFICATION**

**No. TPB 4309/551/CR-37/2009/UD-11:**

Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/UD-11(RDP) dated 20<sup>th</sup> February, 1991 to come into force with effect from 25<sup>th</sup> March, 1991.

And whereas, Govt. vide its order No. FSI/1194/2204/CR-340/94/UD-11 dated 1/6/07 has issued directions to all the Planning Authorities u/s 37(1) of the said Act to process the proposal for including the regulation of additional FSI for Religious buildings of Registered Charitable Trust subject to terms & conditions specified therein.

And whereas, Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") vide its Resolution No. 1276 dated 15/2/08 has empowered Municipal Corporation of the said Corporation to complete the procedure under section 37(1) of the said Act and to submit it to the Govt. for sanction. However, while sanctioning the said proposal, the said Corporation has amended the terms and conditions specified therein.

And whereas, the said Corporation after following the legal procedure laid down under section 37 of the said Act, has submitted the modification proposal to Govt. for sanction vide its letter No. CHE/Gen 363/DP dated 6/2/09.

And whereas, after consulting Director of Town Planning, Maharashtra State, Pune, Govt. finds it necessary to sanction the said modification with some changes.

Now therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, Govt. hereby -

- (a) sanctions the modification more specified in the schedule attached herewith.
- (b) fixes the date on which the said modification is published in the official gazette as the date on which the said modification shall come into force;
- (c) directs the said Corporation that the schedule of modification appended to the notification sanctioning the said plan, after the last entry, the above entry (A) shall be added.

By order and in the name of the Governor of Maharashtra,

A.G.W  
(Abhiraj Girkar)  
Under Secretary to Government.

## SCHEDULE

Accompaniment to Notification No. TPB 4309/551/CR-37/2009/UD-II  
dated 2<sup>nd</sup> March, 2009.

### 33(25) Additional FSI to Religious building -

The Municipal Commissioner may permit the floor space indices to be exceeded in respect of buildings of religious purposes of registered Public Trust by 0.5 FSI subject to following terms and conditions -

- i) No objection certificate shall be obtained from concerned Police Authority and Collector before applying for permission.
- ii) Additional FSI shall be used for religious purpose only. However, without taking into account the additional FSI, ancillary residential and ancillary commercial user will be permissible upto 10% of total plot area.
- iii) The additional FSI shall be permissible to existing authorised religious user subject to structural stability.
- iv) No condonation in the parking requirements shall be allowed for new construction in case of grant of such additional FSI. However, in other cases i.e. in cases where the extra FSI will be loaded on existing authorised structures, condonation in the required marginal open spaces and parking may be allowed in cases of demonstrable hardship, with the permission of Municipal Commissioner.
- v) The additional FSI shall be permissible subject to payment of a premium of 25% of the Ready Reckoner value of the respective year, which premium shall be shared equally by the Government and the said Planning Authority.
- vi) The minimum area of plot shall be 250 sq.mt.
- vii) The proposal shall be consistent with the Development Plan proposals.

*DINW*  
(Abhiraj Girkar)  
Under Secretary to Government.